

TOWN OF COCHRANE

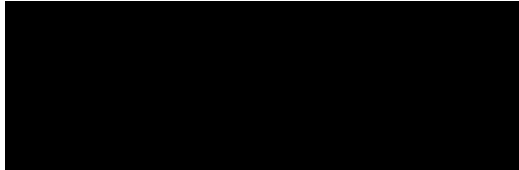
101 RancheHouse Rd.
Cochrane, AB T4C 2K8
P: 403-851-2500 F: 403-932-6032
www.cochrane.ca



NOTICE OF DECISION

DECISION DATE: OCTOBER 6, 2026

To:



DEVELOPMENT PERMIT NUMBER:	DP 2026-153
TYPE OF DEVELOPMENT APPROVED:	VARIANCE (EXISTING) – DRIVEWAY LENGTH
MUNICIPAL ADDRESS:	108 Heritage Ridge
LEGAL ADDRESS:	PLAN 2411850, BLOCK 8, Lot 39

This development has been **approved** by the Development Officer, and is subject to the conditions contained herein:

1. This development is approved with a variance of 17.7% to the minimum driveway length requirements of Section 8.18.3.d of Land Use Bylaw 01/2022, as may be amended from time to time. The minimum length for the driveway is reduced from 6.0m to 4.94m as shown on the Real Property Report dated June 30, 2026.
2. This development is approved with a variance to Section 8.11.1 of Land Use Bylaw 01/2022, as may be amended from time to time. The variance allows for the existing eave of the Principal Dwelling to encroach into Utility Right of Way 2411853 to the extent shown on the Real Property Report dated June 30, 2026.

ADVISORY NOTE:

- a) It is the responsibility of the applicant/owner to comply with all other requirements of Land Use Bylaw 01/2022, other municipal regulations, and all provincial and federal legislation.
- b) The applicant/owner is responsible for reviewing, understanding, and abiding by the registered documents on the Certificate of Title for the properties involved with the development. The Town of Cochrane has not reviewed or considered all instruments registered on the title to this property. Property owners must evaluate whether this development adheres to documents registered on title.

Pursuant to the *Municipal Government Act* (MGA), if the Town of Cochrane does not receive any written notices of appeal from yourself or from a deemed affected party as established in the MGA within twenty-one (21)

days of the decision date (October 6, 2026), a Development Permit may be issued, unless there are specific conditions which need to be met prior to issuance. An appeal, accompanied by the appeal fee as established by Town Council, may be filed through the office of the Secretary of the Subdivision and Development Appeal Board at the Town Office no later than **4:30 p.m. on Tuesday, October 27, 2026.**

Sincerely,



Digitally signed by Colin Lees
Date: 2026.10.01
15:31:54
-06'00'



Digitally signed by Kaden Szentmiklossy
Date: 2026.10.05
11:55:26
-06'00'

COLIN LEES
PLANNER II / DEVELOPMENT OFFICER
PLANNING SERVICES DEPARTMENT
P: (403) 851-2570
E: PLANNING@COCHRANE.CA

KADEN SZENTMIKLOSSY
DEVELOPMENT TECHNICIAN